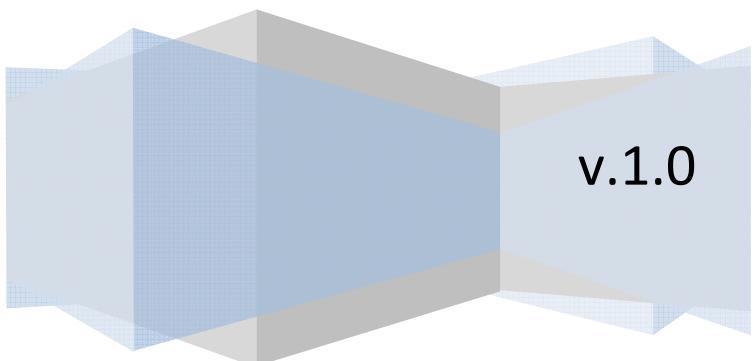
# PROPERTY VENDOR APPLICANT (PVA)

**USER MANUAL** 

By Quadsq



# **User Manual**

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TO GET MORE INFORMATION ABOUT TUTORIALS ON PVA SOFTWARE, PLEASE VISIT OUR WEBSITE: <a href="www.quadsq.com">www.quadsq.co.uk</a>

#### **PVA Settings Manager**

PVA Setting Manager allows you to initiate the setting required to setup the database.

There are three types of Storage Modes;

- Local Database Used for standalone (non-networked setup) example on a single desktop
  or laptop device. You may install separately on more than 1 machine but the data stored will
  not point to a server and therefore the data stored will only be saved on the local
  device/computer only.
- New Sql Server Database Used for new Sql Server Database only. If you would like to use
  more than 1 computer that run the software and are linked by network (LAN) this type of
  storage mode should be used.

You MUST have a Server machine with SQL Server installed before installing the software.

Please note that the Setup must be installed in the Server itself before installing on any local computers.

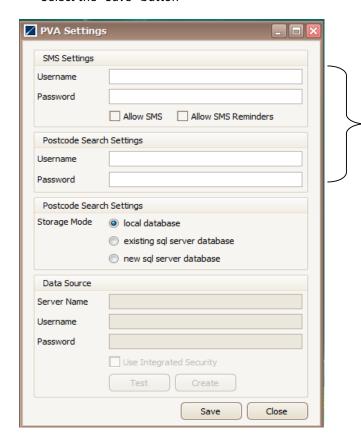
WARNING – Selecting New Sql Server Database mode if you already have an existing Sql Server Database will overwrite and delete all previously saved data in the server files. To add new computers you MUST use the Existing Sql Server Database mode.

3. **Existing Sql Server Database** – If you have already installed the New Sql Server Database and would like to add more computers to the server already created, you can use this type of storage mode and add the new computers by pointing to the server name using the existing user name and password for the existing server.

#### **Installing a Local Database Mode**

Simple Select Storage Mode as "local database"

Select the "Save" button



If you want to set-up the SMS and Automatic Postcode searches facilities, you must enter the username and password of the suppliers as follows:

SMS: contact www.quadsq.com

Postcode: www.quadsq.com

If you do not have a membership with the above as of yet, leave blank and don't worry you can always go back to the settings anytime later and setup.

Please see section.... how to setup at a later stage.

# **Agency Settings Screen**



# Setting your logo, company, and contact details



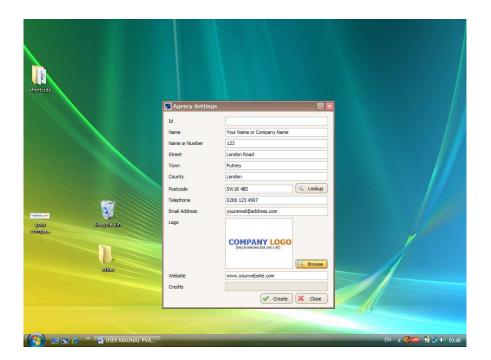
## **Setting your logo**

Select Browse, open the location/ folder where the files are saved, select the file and select open.

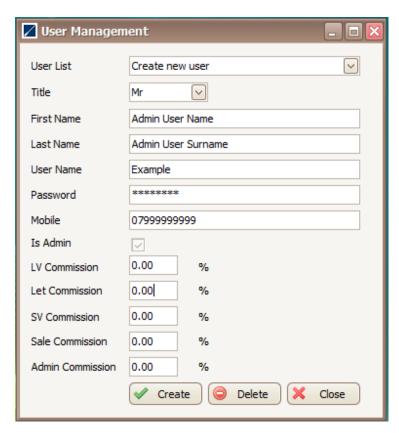


When you are done you will see the logo appear in the Agency Settings Screen.

To Proceed, Select the Create button.



## **User Management Settings**



LV – commission for person who takes on a letting property

Let Commission – commission for the person who lets a property (this is a percentage of profit made)

SV Commission - commission for person who takes on a sales property

Sales Commission – commission for the person who sells a property (this is a percentage of profit made)

Admin Commission – This is the commission on any administration fees charged.

Press the Create button to create the admin user, once the Admin user is setup, Close the User Management form.

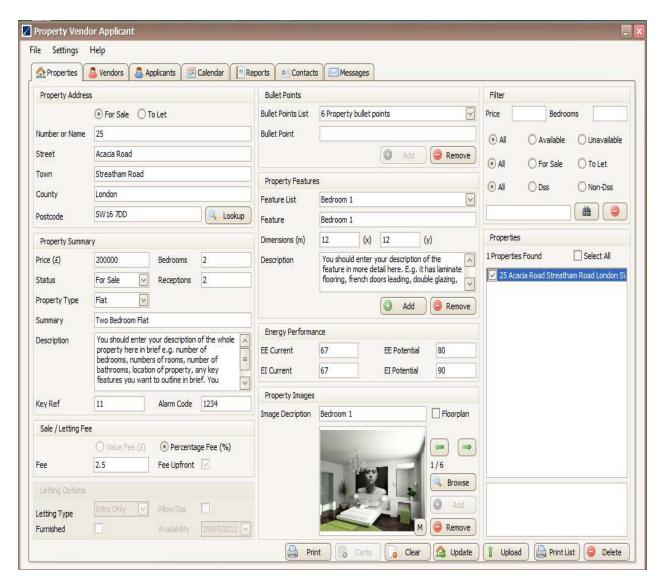
## Logging in to the system



Enter you username and password and press login button.

## **Registering a New Property**

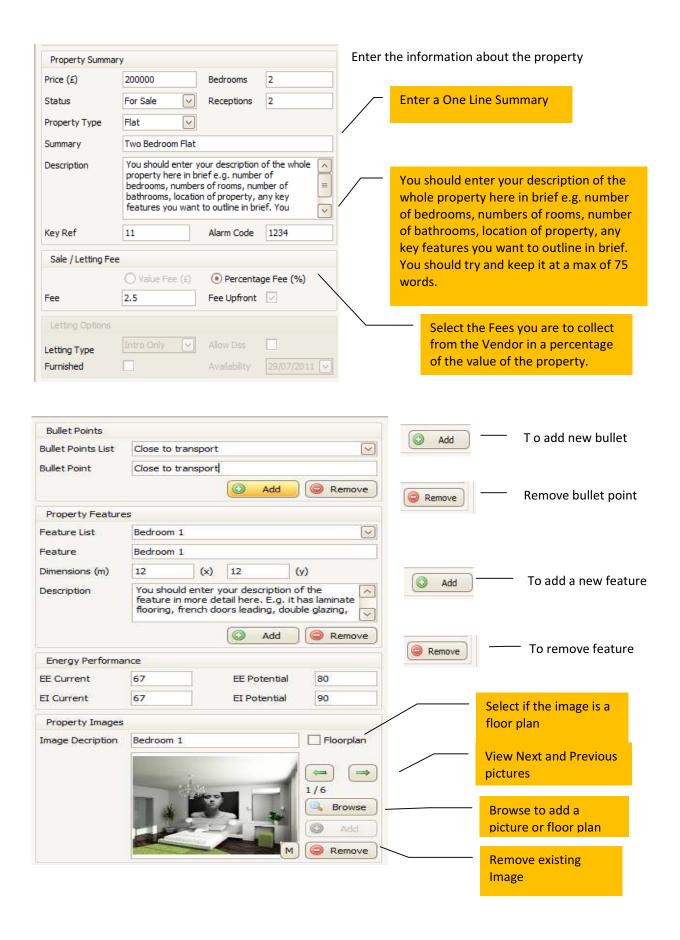
## Register a property for Sale or To let

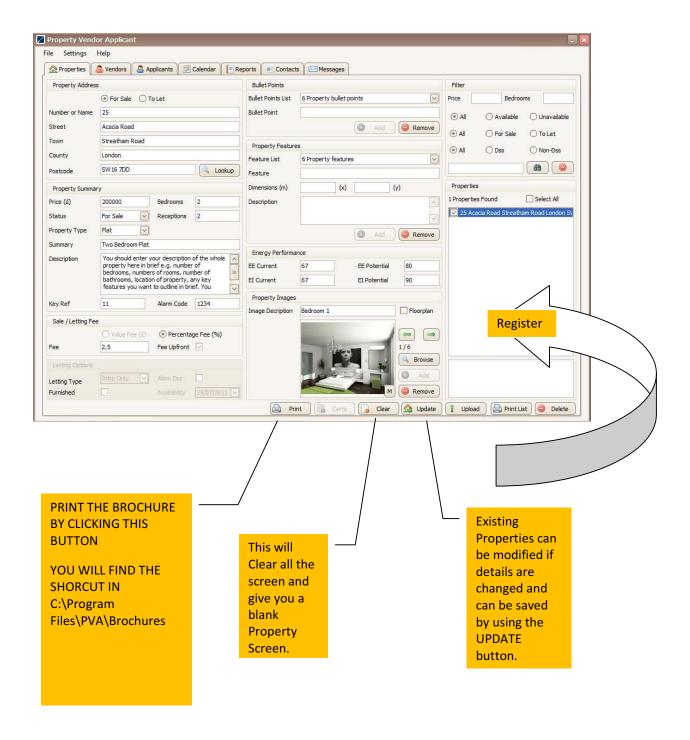


To register for sale or to let select the top left of the Properties screen whether it is for sale or to let.

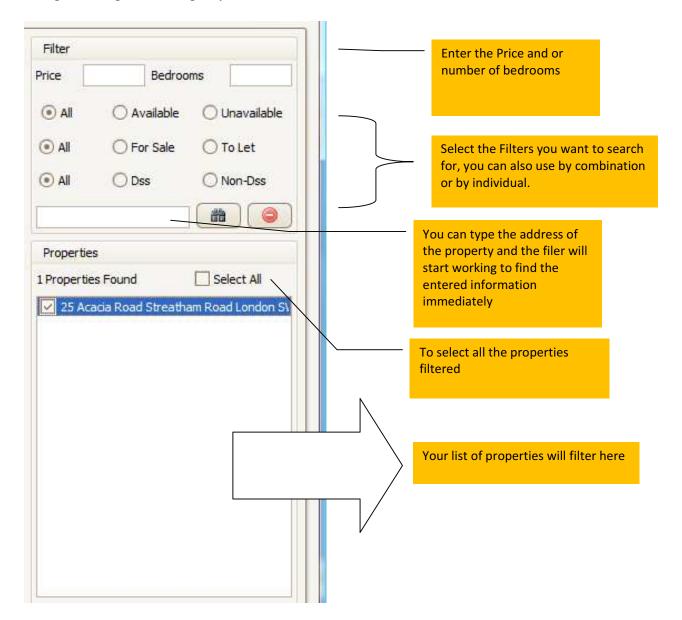
## Fill in the information:

Property Address		Number or name of property, Street, Town,	
	For Sale	County and Postcode.	
Number or Name	25		
Street	Acacia Road		
Town	Streatham Road		If you don't have a membership with automatic postcode finder,
County	London		you must enter the information
Postcode	SW 16 7DD Lookup		manually

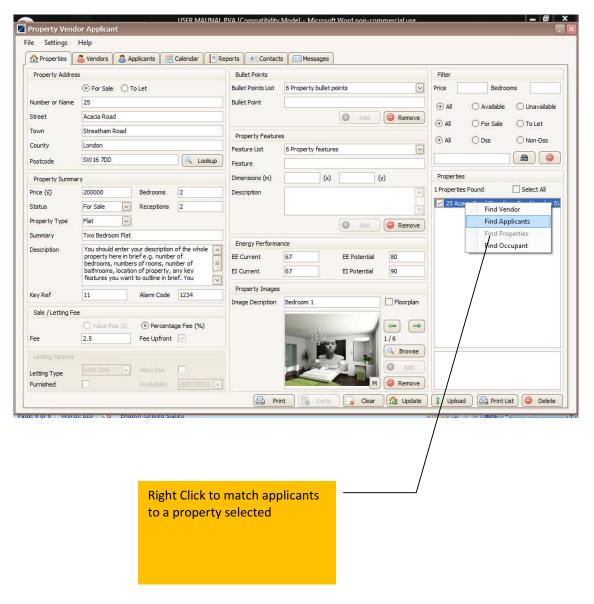




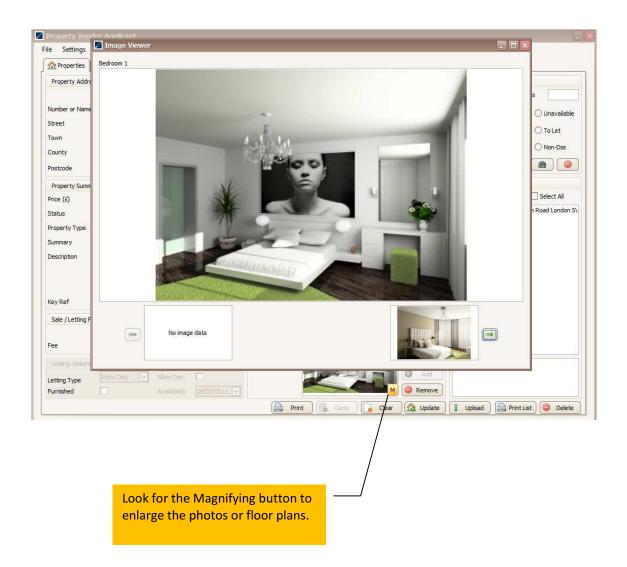
# **Searching, Matching and Filtering Properties**



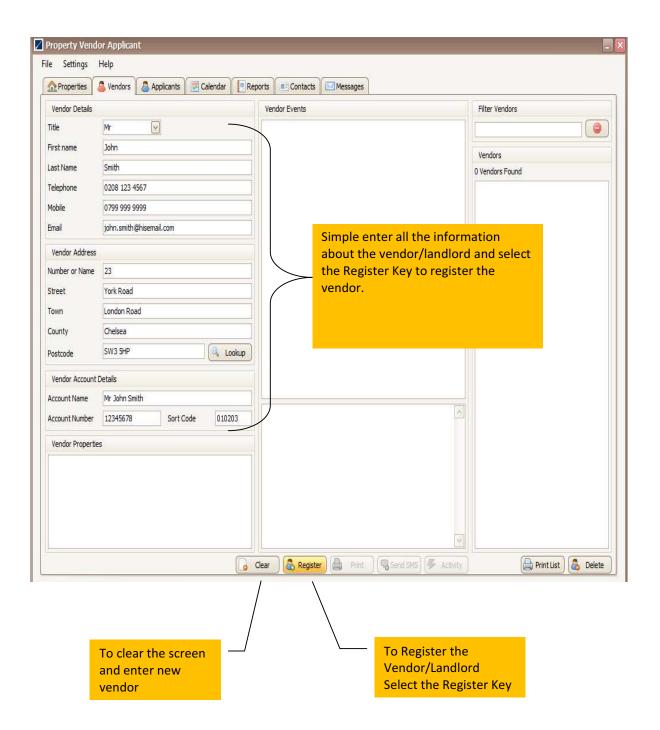
## Matching Applicants, Finding the Vendor/Landlord or Finding the Occupant.



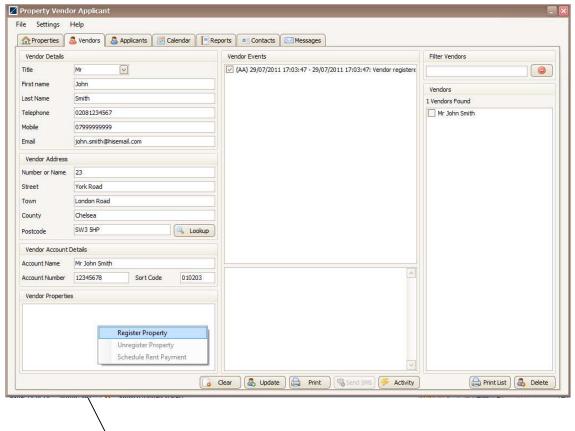
# Magnifying/Enlarging the Property Images and Floor Plans



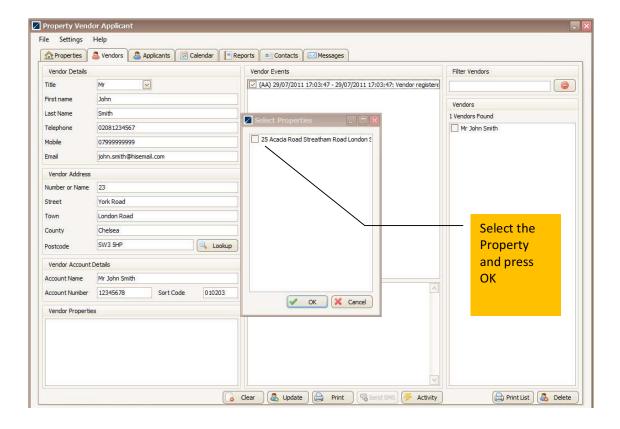
## Adding a New Vendor or Landlord



## Registering the Property to a Vendor/Landlord

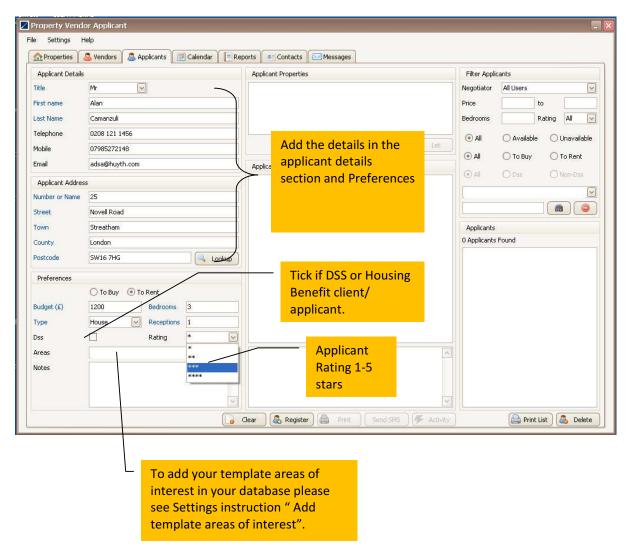


Simple Right Click and select Register Property.

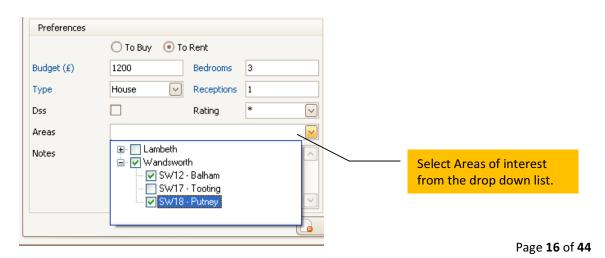


Once you have selected the property to attach to a Vendor, it will then appear in the Vendor Property List above.

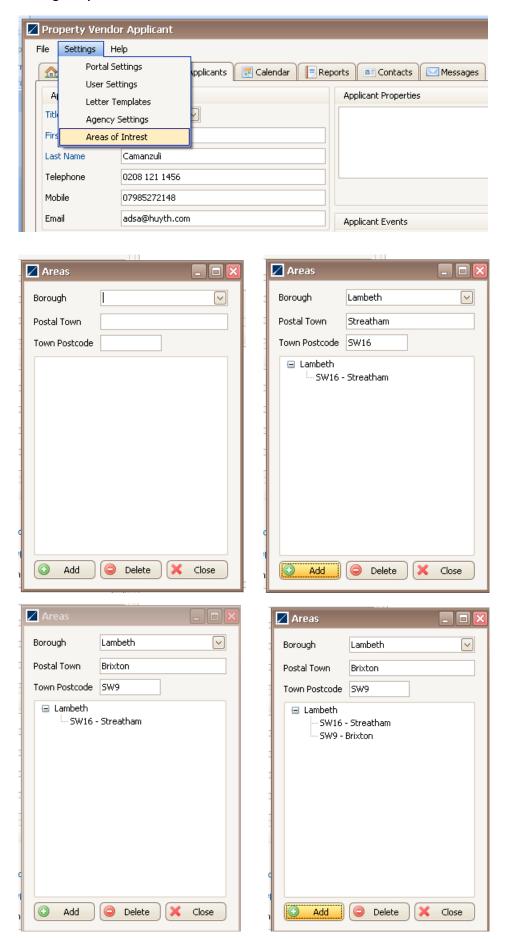
# Registering an applicant for to Rent or Buy



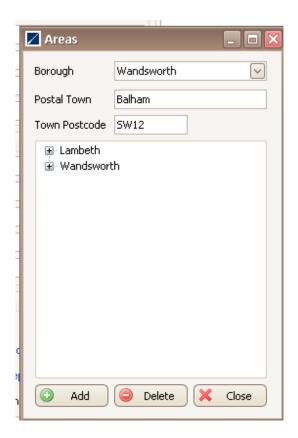
## **Select Areas of Interest**

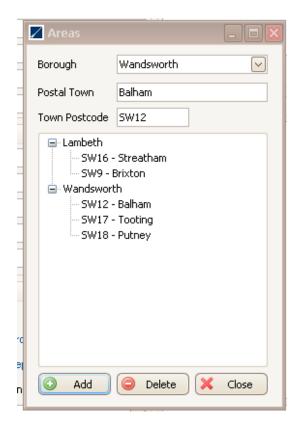


## **Adding Template Areas of Interest**

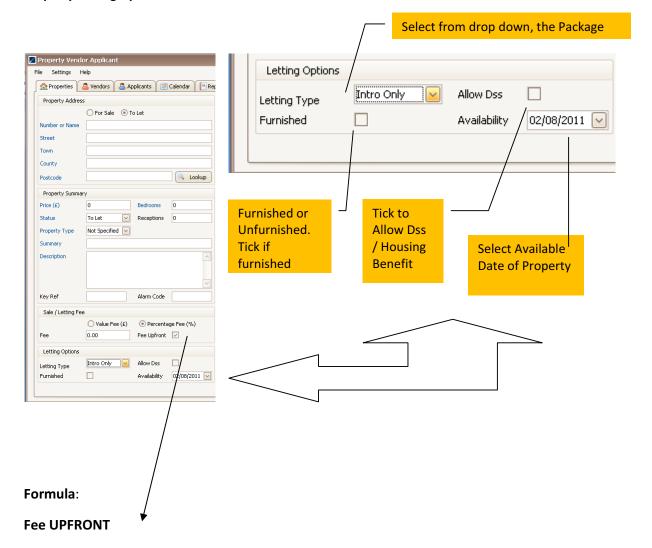


# Adding multiple towns within a borough.





## **Property Letting Options**



Agency Fee = Percentage % Fee x Term of Contract.

E.g. 10% Fee for Let only package and £1000.00 rent per month.

For 12 months contract,

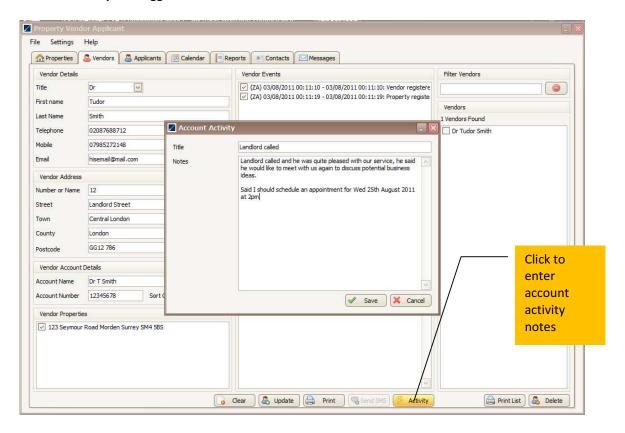
The fee will be; (% x Rent) x Term

(10% x 1000.00) x 12 = 1200.00

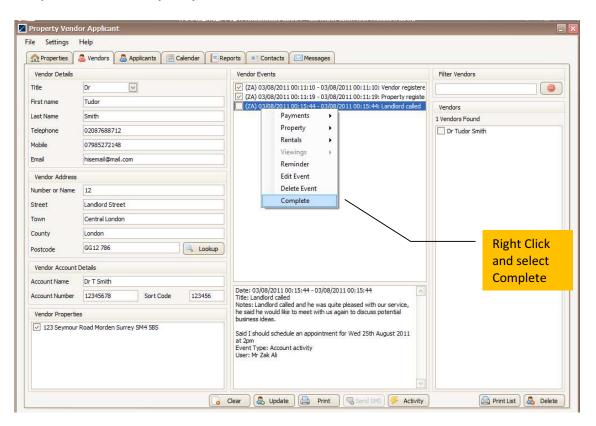
# **Management Fee or Rent Collection**

Automatically Calculates the fee every month as rent is collected.

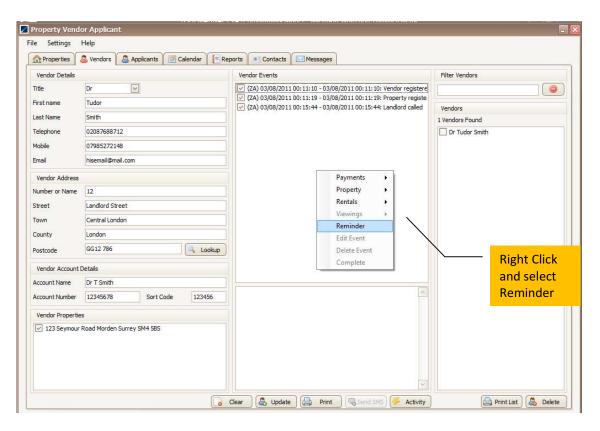
#### Account activity and logged notes

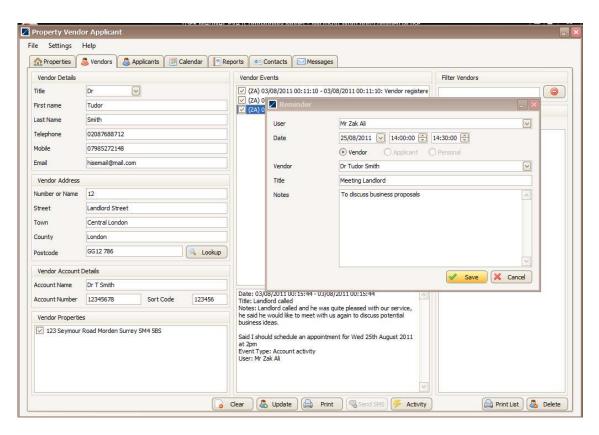


## Complete account activity entry



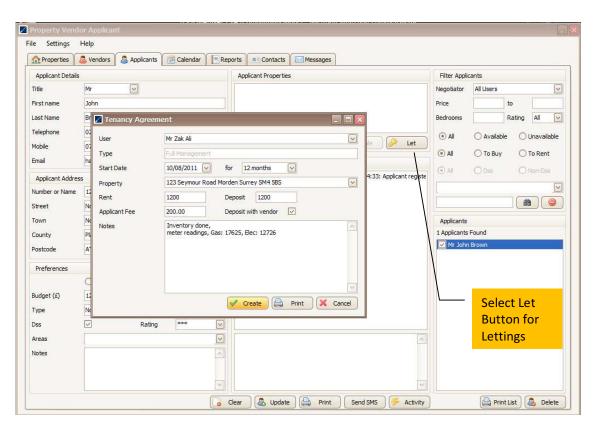
#### **Schedule Reminders**





#### **Contracts**

#### **Tenancies and Sales contracts**

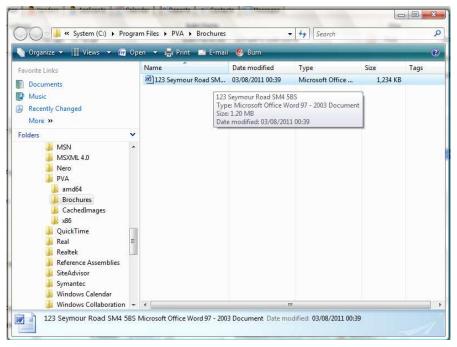


#### **Print Brochures**

#### **Brochure Path:**

To find the brochure after you have selected the print function,

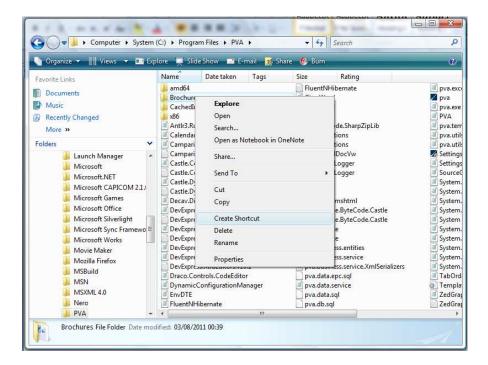
## Go to: C:\Documents and Settings\All Users\Application Data\PVA



#### **Shortcut to Brochures folder**

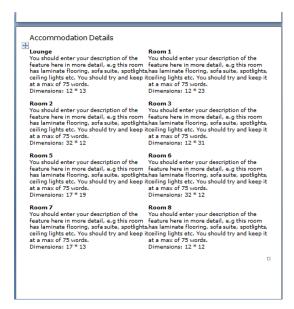
You will find that all the brochures will appear instantly upon pressing the print button in this folder if you would like to have a quicker access to this folder we recommend you to;

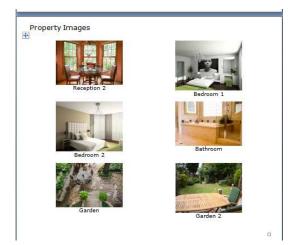
Right click on the Brochures Icon and create a shortcut to your desktop.

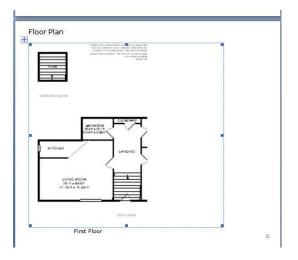


#### **Brochures**

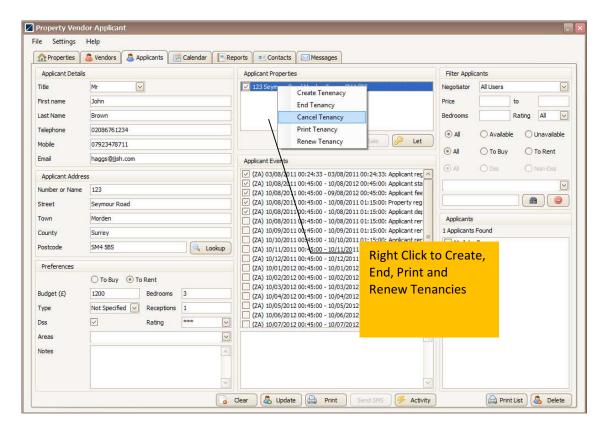




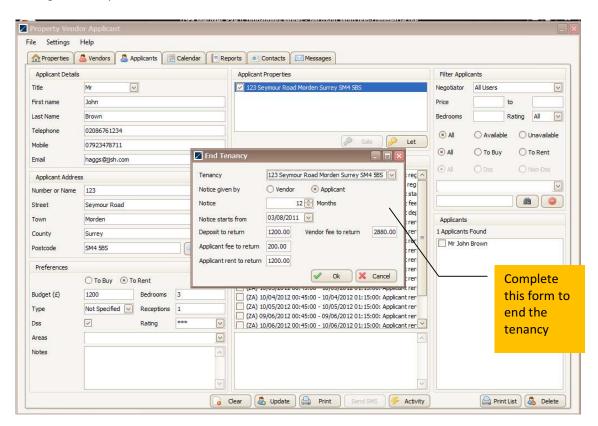




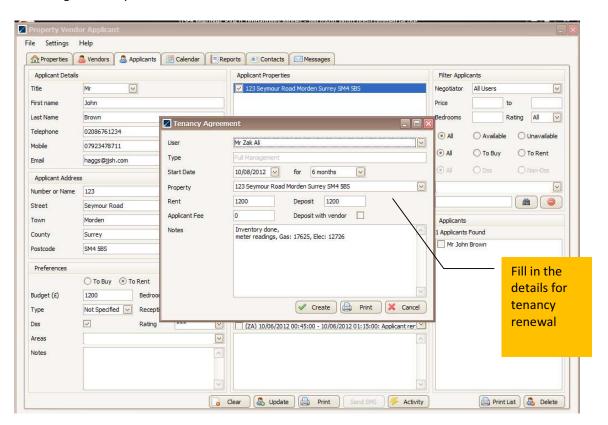
#### **Tenancy Events**



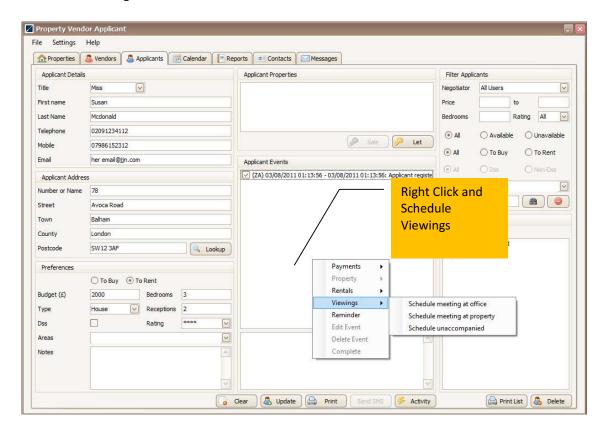
## **Ending a Tenancy**



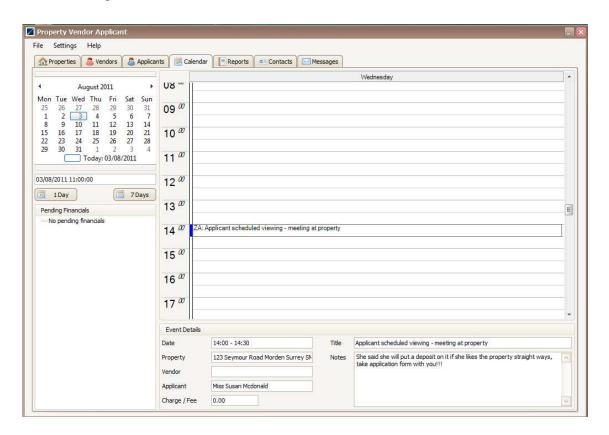
## Renewing a Tenancy



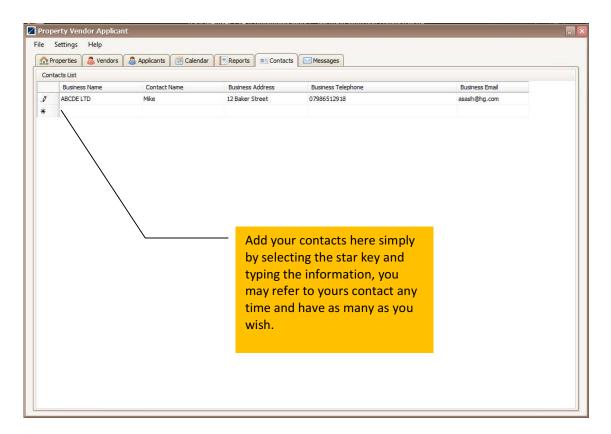
#### Schedule a Viewing



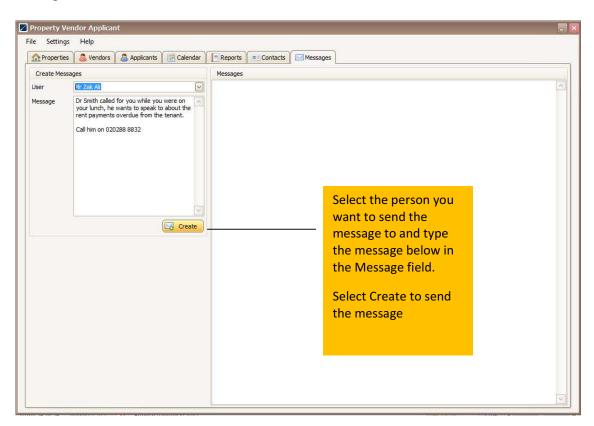
View of viewing booked on the Calendar



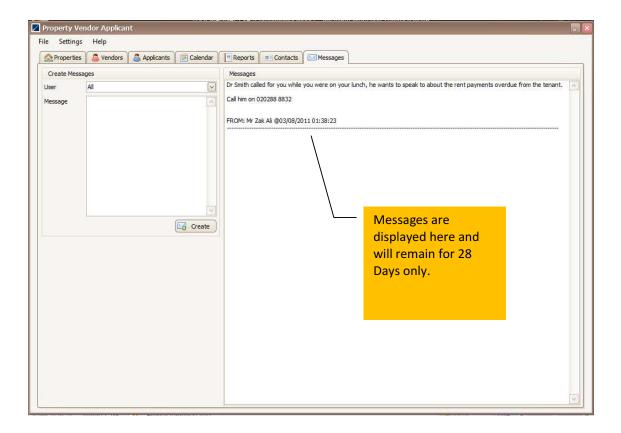
#### Contacts



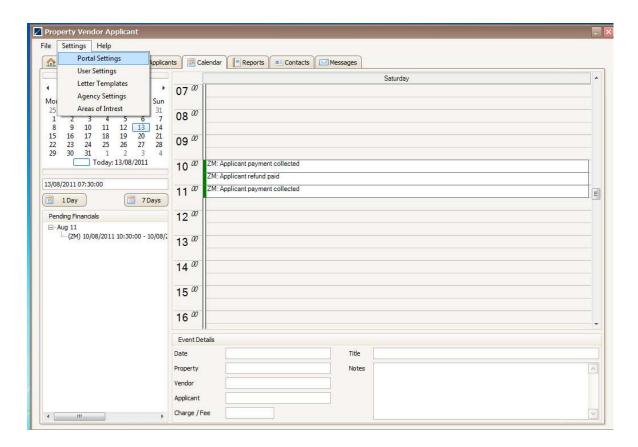
## Messages

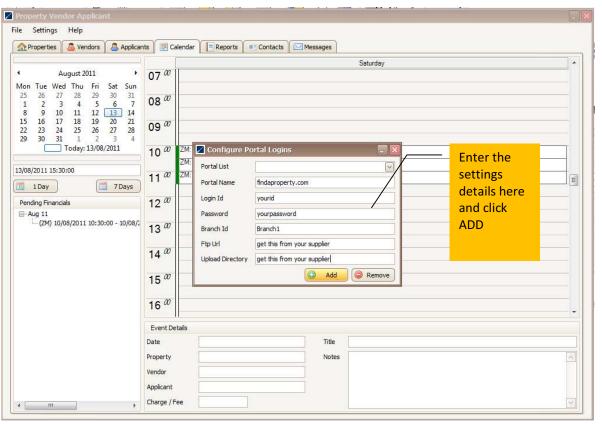


# Messages

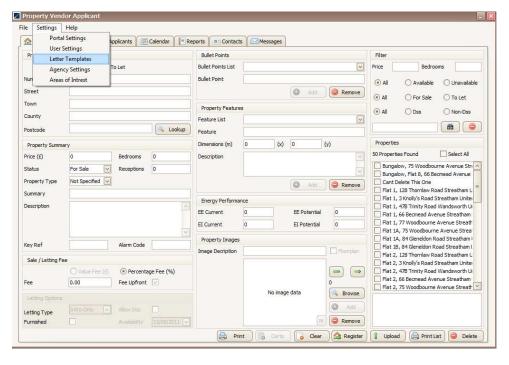


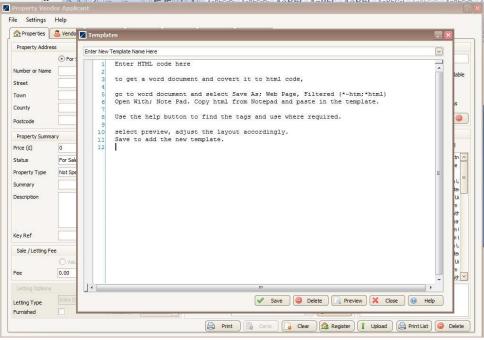
## **Portal Settings**



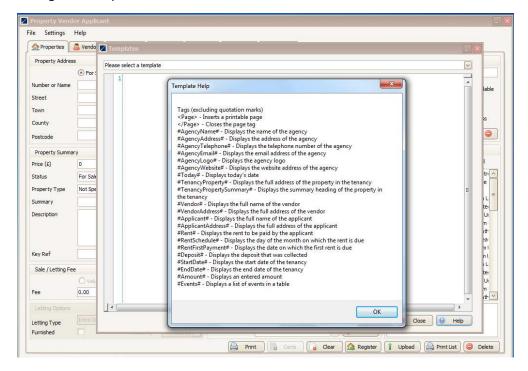


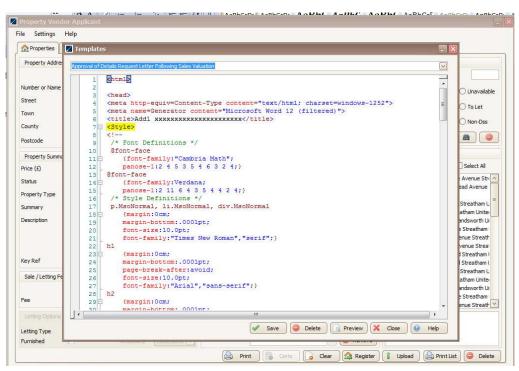
## Template Settings and adding new templates



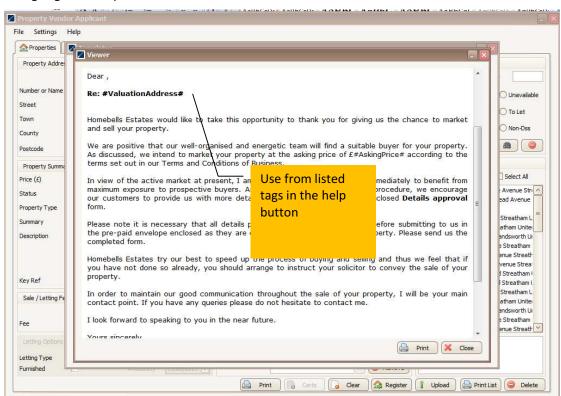


## **Adding New Templates**



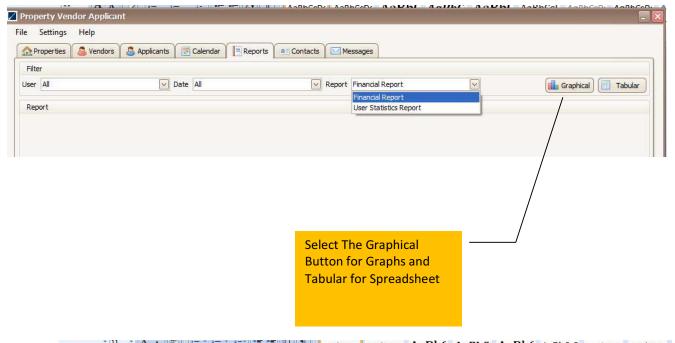


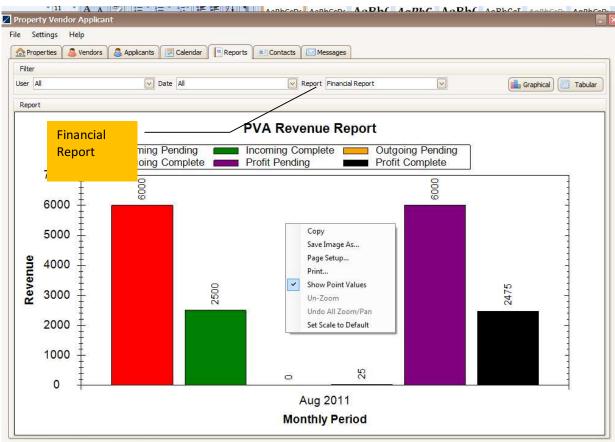
## **Using Tags for Templates**



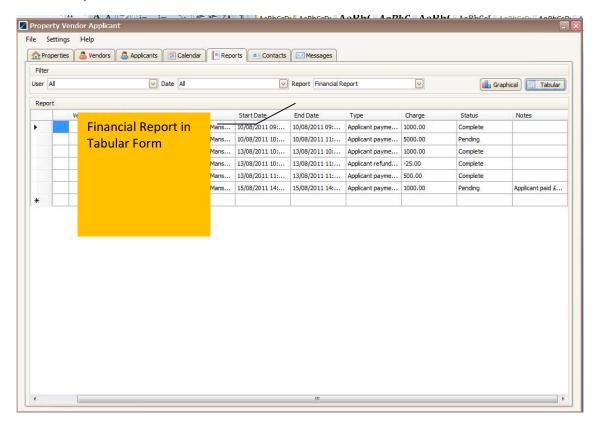
## **Reports Generation and Spread Sheets**

Financial Report and User Statistics Report

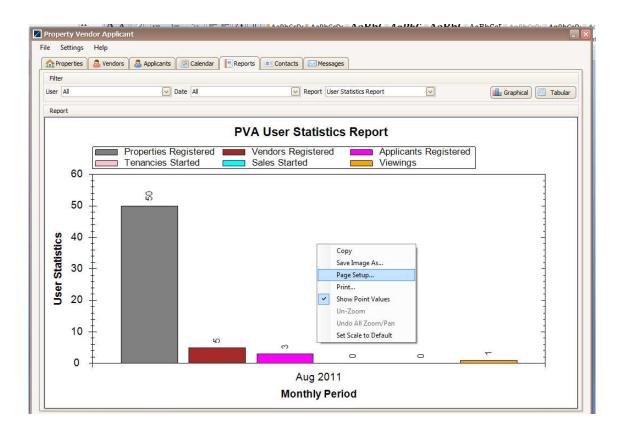


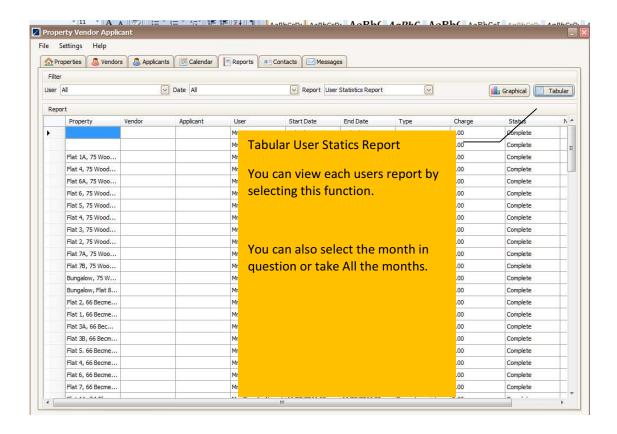


## Financial Report Tabular

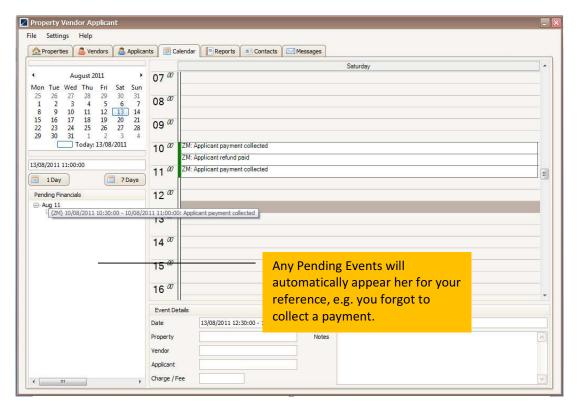


## **User Statistics Report Graphical**

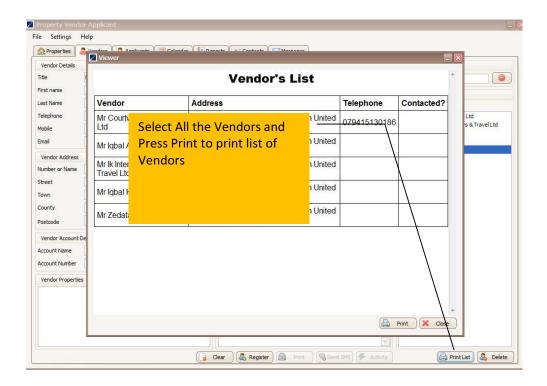




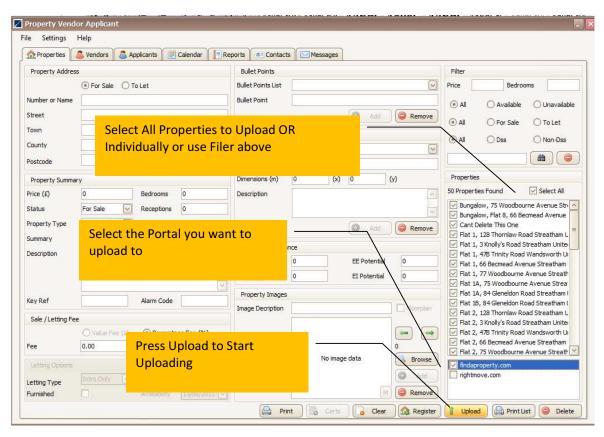
## Pending Events On Calendar

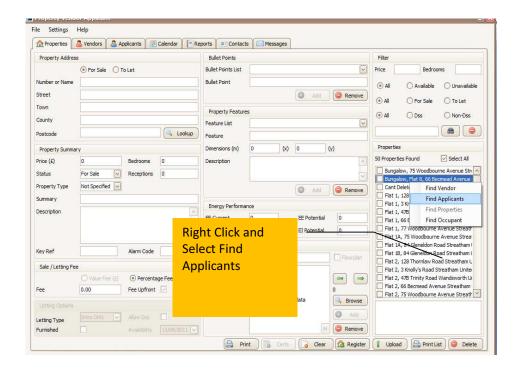


## **Printing Lists and Events**

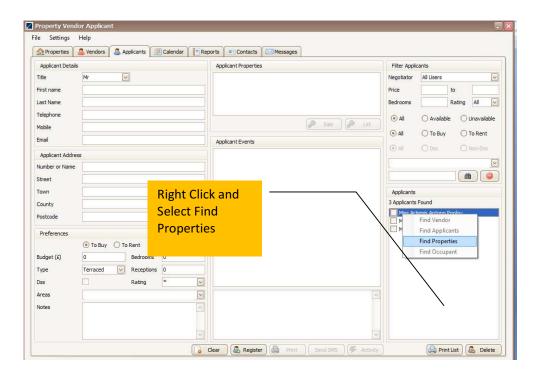


## **Uploading Properties to Portals**

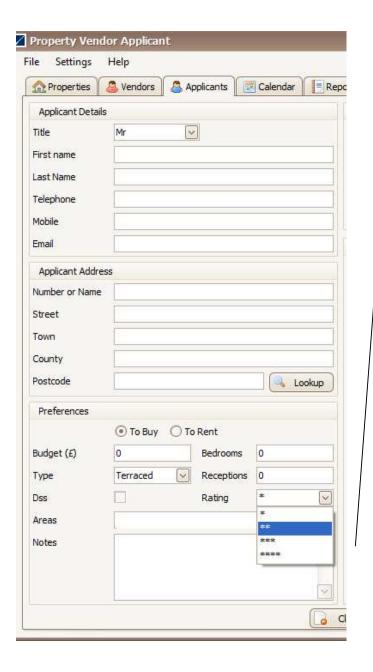




#### **Auto Matching Applicants to Properties**



## **Rating Applicants**



You can rate your applicants by giving them starts.

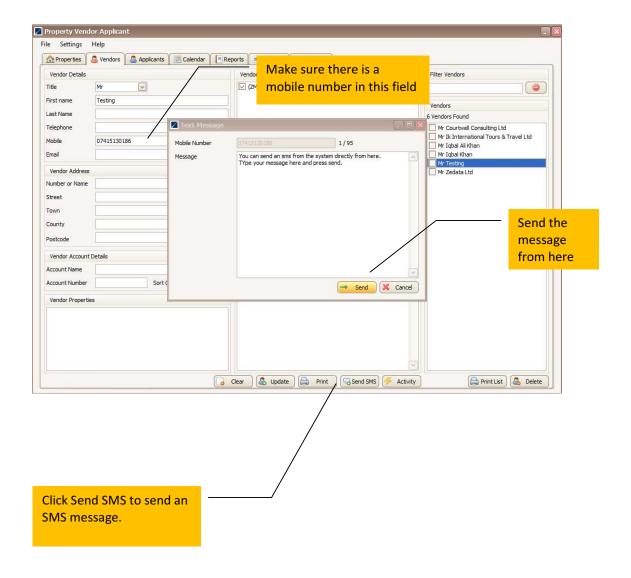
e.g. 1 Star - 5 Star on the level of cliental.

E.g. if an applicant know what their looking for and has a realistic budget and is serious to move, has no chain and is willing to move fast, you might give him/her 5 starts

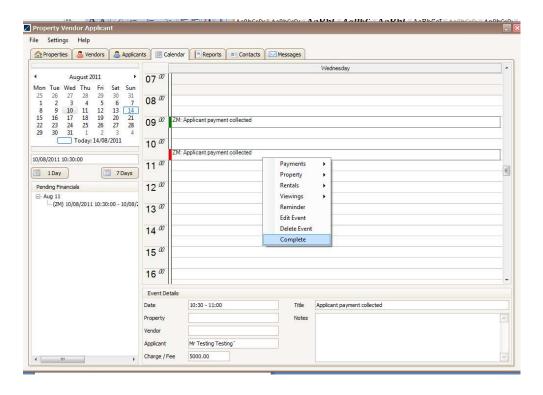
## **Sending SMS / Text Messages**

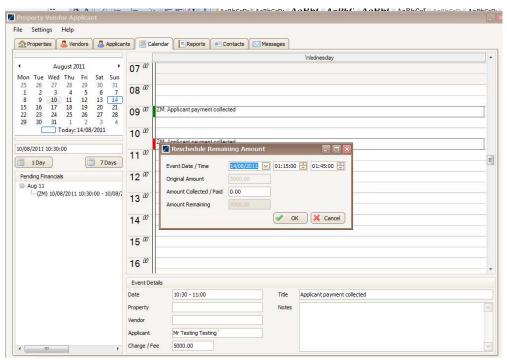
## **To Vendor and Applicant**

You can also set Automatic reminder from the Settings Manager (See Settings manager) or automatic sms reminders to send to applicants and to yourself before your appointments.

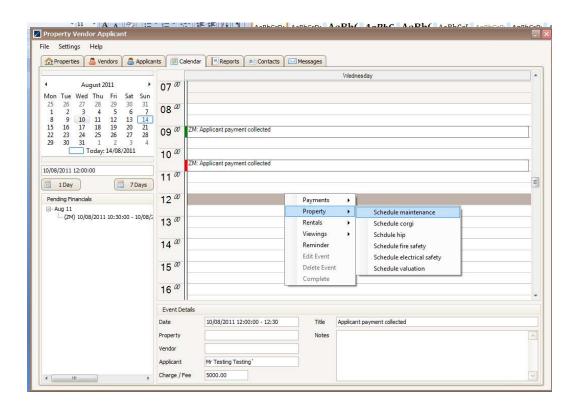


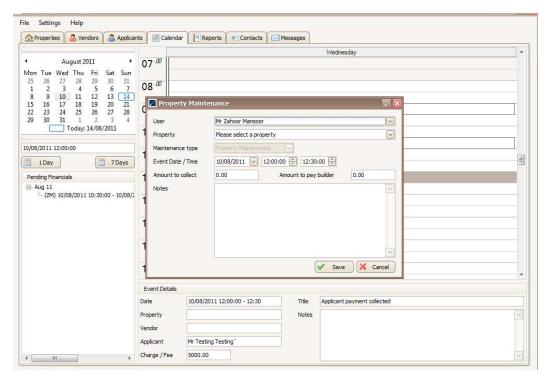
# Payments to Collect and Completing Events



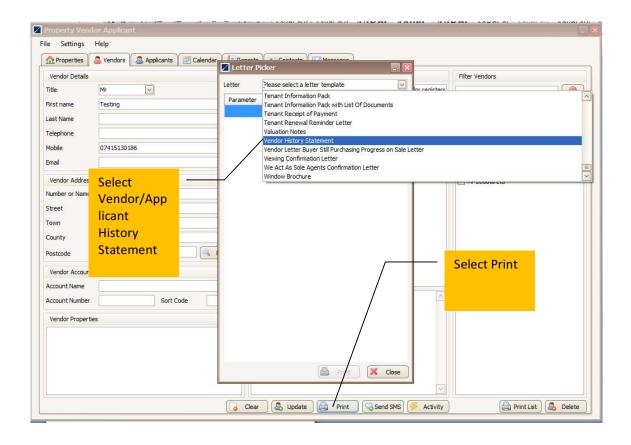


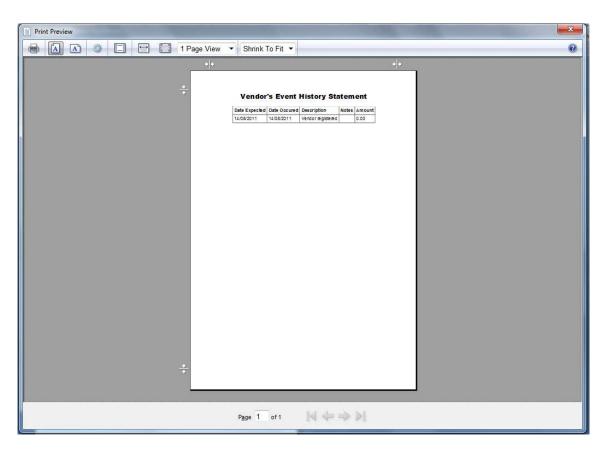
#### Schedule Maintenance





## **Printing Vendor and Applicant History Statements**





## Registering Reminders for EPC, Electrics & Gas Safe

